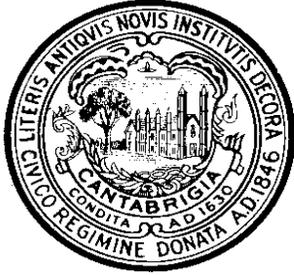


*City of Cambridge*  
*Community Development Department*  
*Development Log*  
**October ~ December 2014**



# **City of Cambridge**

## **Community Development Department**

### **Development Log**

#### **October ~ December 2014**

The Development Log provides an active record of large-scale development projects occurring in the City of Cambridge. The Log, updated on a quarterly basis, is distributed to City departments and the public to keep them posted of development progress, from permitting through construction to completion.

Criteria for inclusion in the Log include:

- ◆ Commercial projects totaling over 50,000 square feet.
- ◆ Residential projects of eight or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage.
- ◆ All municipal projects in which a cross section of City departments may have an interest and all which are considered significant.
- ◆ Any project that has a significant impact on the neighborhood in which it is located.

Projects meeting the criteria are categorized by **Project Stage**, which include:

- ◆ *Permitting*: project under review by Community Development and/or Board of Zoning Appeal.
- ◆ *Permit Granted or As of Right*: development received Special Permit from the Planning Board or BZA, Comprehensive Permit, Large Project Review with Community Development or is As of Right.
- ◆ *Building Permit Granted*: development received Building Permit and construction must start within six months or an extension is required.
- ◆ *Complete*: project received Certificate of Occupancy (CO) or Temporary CO.

## Notes on other topics included in the Development Log:

- ◆ *Address / Name*: includes the primary street address of the project and any name by which it is commonly known.
- ◆ *Affordable Units*: number of affordable housing units included in the development. This value is not shown for developments with inclusionary housing units until the number of affordable units is determined, prior to issuance of building permits. However the number of affordable units is included for city-financed developments both during the permitting process and while permitted and awaiting construction. “TBD” indicates that the number of affordable units is “to be determined”.
- ◆ *Gross Floor Area*: includes only the area of the project under development. Other gross floor area may exist on the parcel either in existing or prospective buildings that affects the floor-to-area ratio (FAR).
- ◆ *Neighborhood*: Cambridge is divided into thirteen neighborhoods for planning purposes. For more information see: <http://www.cambridgema.gov/CDD/planud/neighplan.aspx>.
- ◆ *Parking Spaces*: includes only on-site spaces assigned to uses found in the project. In some case parking is shared with other developments or is located off-site. In some instances parking for other nearby uses is located on-site. In these cases information about total parking found on the project parcel is stated in the Notes field.
- ◆ *Permit Type*: refers to the type of development approval required:
  - *Special Permit*: project required a special permit granted by the Planning Board.
  - *Board of Zoning Appeals*: project requires a special permit and/or variance granted by the Board of Zoning Appeals.
  - *Comprehensive Permit*: project permitted under Chapter 40B provisions for development of affordable housing.
  - *Large Project Review*: projects subject to Large Project Review provisions in Article 19 of the Zoning Ordinance.
  - *As of Right*: projects that do not require a major development approval and that otherwise meet the criteria for inclusion in the development Log.

- ◆ *Project Type*: refers to the type of construction called for by the project. Project Types include
  - *New Construction*
  - *Alteration*: includes the rehabilitation of an existing building.
  - *Addition*
  - *Alteration/Addition*: combine alteration of an existing building with an addition.
  - *Change of Use*
  - *Master Plan*: used for approved development that has not been allocated to a specific building.
- ◆ *Zoning*: refers to the primary zoning under which the project is proceeding. For more information about zoning in Cambridge see: <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning.aspx>

**Disclaimer: All information that is presented here is accurate to the best of our knowledge at the time of publication. All information stated is subject to revision or retraction at any time.**

This document is found on the City's website at: <http://www.cambridgema.gov/CDD/econdev/resources.aspx>

To download a copy of the data found here go to the City of Cambridge Open Data Portal:  
<https://data.cambridgema.gov/>

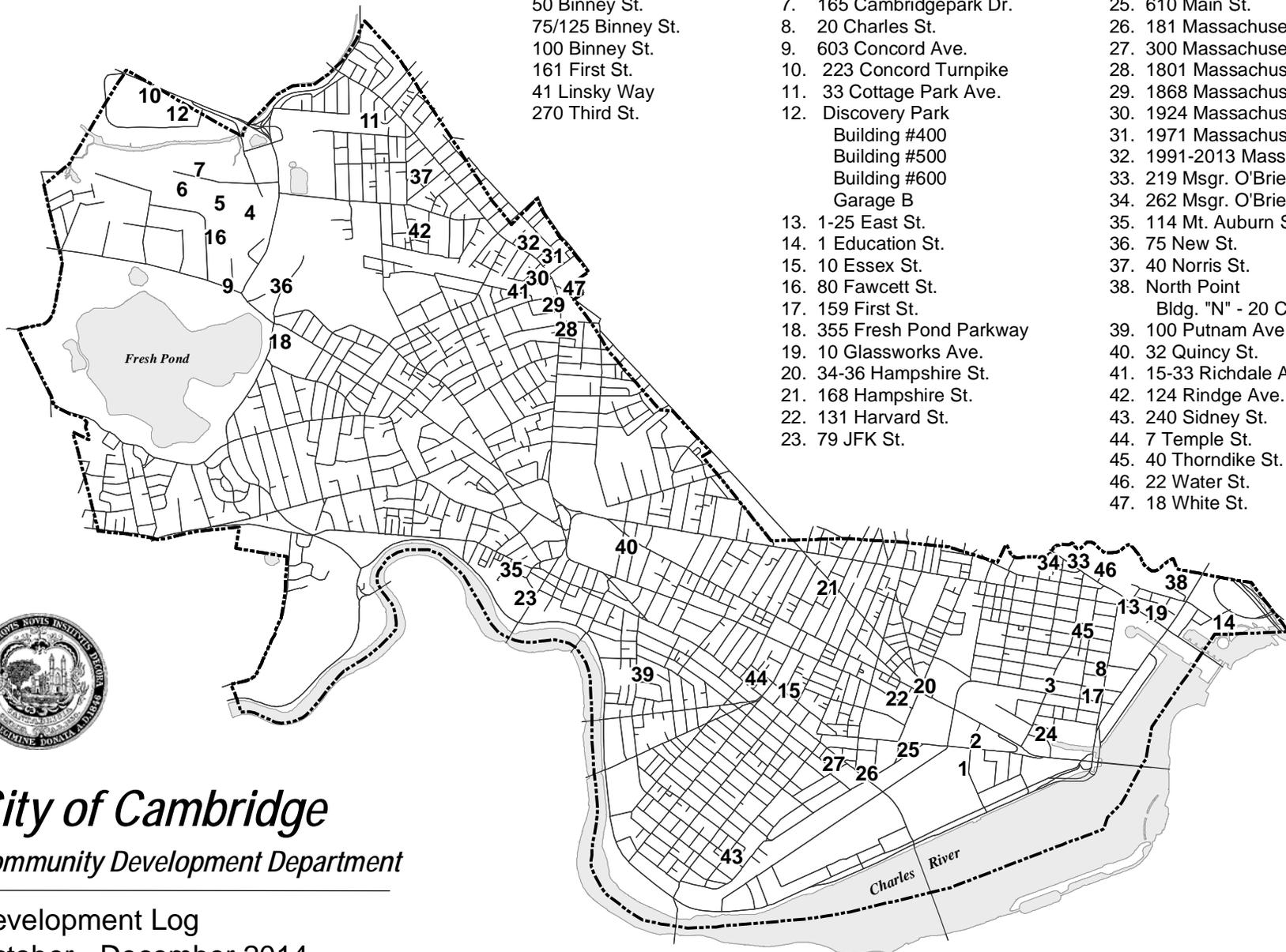
Forward any questions or comments about the Development Log to:

Chris Basler, Economic Development Division  
Cambridge Community Development Department  
344 Broadway, Cambridge, MA 02139

Phone: (617) 349-4601  
Fax: (617) 349-4638  
E-mail: [cbasler@cambridgema.gov](mailto:cbasler@cambridgema.gov)

## Development Projects in Current Pipeline

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| <ol style="list-style-type: none"> <li>1. 75 Ames St.</li> <li>2. 88 Ames St.</li> <li>3. Binney St. Development<br/>50 Binney St.<br/>75/125 Binney St.<br/>100 Binney St.<br/>161 First St.<br/>41 Linsky Way<br/>270 Third St.</li> </ol> | <ol style="list-style-type: none"> <li>4. 88 Cambridgepark Dr.</li> <li>5. 130 Cambridgepark Dr.</li> <li>6. 160-180 Cambridgepark Dr.</li> <li>7. 165 Cambridgepark Dr.</li> <li>8. 20 Charles St.</li> <li>9. 603 Concord Ave.</li> <li>10. 223 Concord Turnpike</li> <li>11. 33 Cottage Park Ave.</li> <li>12. Discovery Park<br/>Building #400<br/>Building #500<br/>Building #600<br/>Garage B</li> <li>13. 1-25 East St.</li> <li>14. 1 Education St.</li> <li>15. 10 Essex St.</li> <li>16. 80 Fawcett St.</li> <li>17. 159 First St.</li> <li>18. 355 Fresh Pond Parkway</li> <li>19. 10 Glassworks Ave.</li> <li>20. 34-36 Hampshire St.</li> <li>21. 168 Hampshire St.</li> <li>22. 131 Harvard St.</li> <li>23. 79 JFK St.</li> </ol> | <ol style="list-style-type: none"> <li>24. Cambridge Research Park<br/>450 Kendall St.<br/>585 Kendall St.</li> <li>25. 610 Main St.</li> <li>26. 181 Massachusetts Ave.</li> <li>27. 300 Massachusetts Ave.</li> <li>28. 1801 Massachusetts Ave.</li> <li>29. 1868 Massachusetts Ave.</li> <li>30. 1924 Massachusetts Ave.</li> <li>31. 1971 Massachusetts Ave.</li> <li>32. 1991-2013 Massachusetts Ave.</li> <li>33. 219 Msgr. O'Brien Highway</li> <li>34. 262 Msgr. O'Brien Highway</li> <li>35. 114 Mt. Auburn St.</li> <li>36. 75 New St.</li> <li>37. 40 Norris St.</li> <li>38. North Point<br/>Bldg. "N" - 20 Child St.</li> <li>39. 100 Putnam Ave.</li> <li>40. 32 Quincy St.</li> <li>41. 15-33 Richdale Ave.</li> <li>42. 124 Rindge Ave.</li> <li>43. 240 Sidney St.</li> <li>44. 7 Temple St.</li> <li>45. 40 Thorndike St.</li> <li>46. 22 Water St.</li> <li>47. 18 White St.</li> </ol> |
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**City of Cambridge**

Community Development Department

Development Log

October - December 2014

## Development Log - Project Summary

### Project Stage: Permitting

Address / Name:	<b>88 Ames Street / Cambridge Center</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>MIT / Area 2</b>	Special Permit:	<b>PB294</b>	Lot Area (SF):	<b>16,542</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Boston Properties</b>	All Housing Units:	<b>280</b>	Floor-Area Ratio:	<b>13.06</b>	Residential:	<b>200,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>140</b>	Retail:	<b>16,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>MXD</b>			Total GFA:	<b>216,000</b>
Notes:	<b>Parking acommodated in Cambridge Center East Garage.</b>						
Address / Name:	<b>79 JFK Street / Harvard JFK School Expansion</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Neighborhood 10</b>	Special Permit:	<b>PB293</b>	Lot Area (SF):	<b>126,655</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Harvard University</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.51</b>	Educational:	<b>76,862</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>See note</b>	Total GFA:	<b>76,862</b>
Project Type:	<b>Addition</b>	Zoning:	<b>C-3</b>				
Notes:	<b>FAR includes existing building on-site. 129 spaces to be allocated from campus pool. Approved Special Permit was filed January 5, 2015.</b>						
Subtotals:	All Units: <b>280</b>	Parking Spaces: <b>140</b>				Gross Floor Area by Use (SF):	
						Educational:	<b>76,862</b>
						Residential:	<b>200,000</b>
						Retail:	<b>16,000</b>
						Total GFA:	<b>292,862</b>

**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>100 Binney Street / Binney St. Alexandria Master Plan</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB243</b>	Lot Area (SF):	<b>54,433</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Alexandria Real Estate</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>7.12</b>	Office/R&D:	<b>386,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>363</b>	Retail:	<b>1,700</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1/PUD-3A</b>	Total GFA:	<b>387,700</b>		
Notes:	<b>Total 665 spaces in underground garage; 365 for 100 Binney St. and 302 spaces for 215 First St.</b>						

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Address / Name:	<b>130 Cambridgepark Drive</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB279</b>	Lot Area (SF):	<b>102,013</b>	Gross Floor Area by Use (SF):	
Developer:	<b>The Hanover Company</b>	All Housing Units:	<b>220</b>	Floor-Area Ratio:	<b>2.10</b>	Residential:	<b>213,321</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>220</b>	Total GFA:	<b>213,321</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O-2A/AOD-6</b>				
Notes:	<b>120 spaces located on-site, 100 spaces located in 150 Cambridgepark Drive garage.</b>						

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Address / Name:	<b>88 Cambridgepark Drive</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB292</b>	Lot Area (SF):	<b>174,496</b>	Gross Floor Area by Use (SF):	
Developer:	<b>McKinnon Company</b>	All Housing Units:	<b>254</b>	Floor-Area Ratio:	<b>1.70</b>	Residential:	<b>294,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>185</b>	Total GFA:	<b>294,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O-2A/AOD-6</b>				
Notes:	<b>91 spaces on-site and 94 shared parking spaces with adjacent office buildings.</b>						

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>20 Charles Street</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB231</b>	Lot Area (SF):	<b>20,036</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Jones Lang LaSalle</b>	All Housing Units:	<b>8</b>	Floor-Area Ratio:	<b>0.72</b>	Residential:	<b>14,400</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>8</b>	Total GFA:	<b>14,400</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1/BA/PUD-4B</b>				

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Address / Name:	<b>33 Cottage Park Avenue</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB276</b>	Lot Area (SF):	<b>130,079</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Tyler Court Limited Partnership</b>	All Housing Units:	<b>67</b>	Floor-Area Ratio:	<b>0.64</b>	Residential:	<b>83,067</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>8</b>	Parking Spaces:	<b>71</b>	Utilities:	<b>461</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-2</b>			Total GFA:	<b>83,528</b>

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Address / Name:	<b>400 Discovery Park / Discovery Park Master Plan</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.61</b>	Office/R&D:	<b>96,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>See note</b>	Total GFA:	<b>96,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>				
Notes:	<b>FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.</b>						

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>500 Discovery Park / Discovery Park Master Plan</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.61</b>	Office/R&D:	<b>132,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>See note</b>	Total GFA:	<b>132,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>				
Notes:	<b>FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory.</b>						

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Address / Name:	<b>600 Discovery Park / Discovery Park Master Plan</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>0.61</b>	Hotel:	<b>82,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>See note</b>	Total GFA:	<b>82,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>	Hotel Rooms:	<b>150</b>		
Notes:	<b>FAR is for entire Discovery Park development. Parking to be allocated from Discovery Park inventory. Surface spaces for hotel included here.</b>						

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Address / Name:	<b>Discovery Park Garage B / Discovery Park Master Plan</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB198</b>	Lot Area (SF):	<b>1,154,420</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Bulfinch Company</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:		Parking Garage:	<b>141,745</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>380</b>	Total GFA:	<b>141,745</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-4</b>				
Notes:	<b>Garage not counted toward Discovery Park FAR.</b>						

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>1-25 East Street / Avalon Bay Housing Phase II</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB175</b>	Lot Area (SF):	<b>247,431</b>	Gross Floor Area by Use (SF):	
Developer:	<b>C.E. Smith/Archstone Dev</b>	All Housing Units:	<b>341</b>	Floor-Area Ratio:	<b>3.77</b>	Residential:	<b>443,605</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>447</b>	Retail:	<b>2,400</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>NP/PUD-6</b>	Total GFA:	<b>446,005</b>		
Notes:	<b>FAR includes Phase I building.</b>						

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Address / Name:	<b>10 Essex Street</b>	Bldg. Permit:	<b>N/A</b>				
Neighborhood:	<b>Area IV</b>	Special Permit:	<b>PB285</b>	Lot Area (SF):	<b>34,744</b>	Gross Floor Area by Use (SF):	
Developer:	<b>3 MJ Associates LLC</b>	All Housing Units:	<b>46</b>	Floor-Area Ratio:	<b>3.27</b>	Residential:	<b>48,319</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>23</b>	Retail:	<b>4,014</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BB/CSOD</b>	Total GFA:	<b>52,333</b>		
Notes:	<b>FAR includes existing building on parcel.</b>						

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Address / Name:	<b>161 First Street / Binney St. Alexandria Master Plan</b>	Bldg. Permit:					
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB243</b>	Lot Area (SF):	<b>40,000</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Alexandria Real Estate</b>	All Housing Units:	<b>129</b>	Floor-Area Ratio:	<b>3.75</b>	Residential:	<b>150,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>129</b>	Total GFA:	<b>150,000</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>IA-1/PUD-3A</b>				

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>34-36 Hampshire Street</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Area IV</b>	Special Permit:	<b>PB256</b>	Lot Area (SF):	<b>4,176</b>	Gross Floor Area by Use (SF):	
Developer:	<b>CJ Griffen Enterprises</b>	All Housing Units:	<b>20</b>	Floor-Area Ratio:	<b>5.10</b>	Office/R&D:	<b>360</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>10</b>	Residential:	<b>20,940</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IB</b>			Total GFA:	<b>21,300</b>

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Address / Name:	<b>131 Harvard Street</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Area IV</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>10,000</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Capstone Communities/Sean Hope RE</b>	All Housing Units:	<b>20</b>	Floor-Area Ratio:	<b>2.34</b>	Residential:	<b>30,983</b>
Permit Type:	<b>Board of Zoning Appeals</b>	Affordable Units:	<b>20</b>	Parking Spaces:	<b>See note</b>	Total GFA:	<b>30,983</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>C-2B</b>				
Notes:	<b>GFA includes structured parking. Number of spaces to be determined.</b>						

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Address / Name:	<b>585 Kendall Street / Constellation Theatre/Cambridge Research Park</b>					Bldg. Permit:	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB141</b>	Lot Area (SF):	<b>35,865</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Constellation</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.09</b>	Theater:	<b>75,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>See note</b>	Total GFA:	<b>75,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>O-3/PUD-3</b>				
Notes:	<b>Parking in provided in Cambridge Research Park pooled facility.</b>						

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>41 Linskey Way / Binney St. Alexandria Master Plan</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB243</b>	Lot Area (SF):	<b>9,625</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Alexandria Real Estate</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>1.68</b>	Office/R&D:	<b>10,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>See note</b>	Retail:	<b>6,200</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>IA-1/PUD-3A</b>			Total GFA:	<b>16,200</b>
Notes:	<b>A.K.A. 219 Second St. Parking is included in 100 Binney St. Garage.</b>						

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Address / Name:	<b>1868 Massachusetts Avenue / Gourmet Express Redevelopment</b>				Bldg. Permit:	<b>DEMO-018477-2014</b>	
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>13,325</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Peter Wasserman</b>	All Housing Units:	<b>27</b>	Floor-Area Ratio:	<b>2.31</b>	Residential:	<b>28,245</b>
Permit Type:	<b>Large Project Review</b>	Affordable Units:	<b>3</b>	Parking Spaces:	<b>27</b>	Retail:	<b>2,514</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BC/C-1</b>			Total GFA:	<b>30,759</b>
Notes:	<b>42 total on-site spaces include 27 residential spaces plus 15 spaces to be used by Lesley University.</b>						

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Address / Name:	<b>1971 Massachusetts Avenue / Miso Block Redevelopment</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>14,044</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Urban Spaces</b>	All Housing Units:	<b>20</b>	Floor-Area Ratio:	<b>1.81</b>	Residential:	<b>22,426</b>
Permit Type:	<b>Large Project Review</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>20</b>	Retail:	<b>3,925</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BC</b>			Total GFA:	<b>26,351</b>

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>1991-2013 Massachusetts Avenue / St. James Development</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB241</b>	Lot Area (SF):	<b>58,194</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Oaktree Development</b>	All Housing Units:	<b>46</b>	Floor-Area Ratio:	<b>1.75</b>	Residential:	<b>72,287</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>46</b>	Retail:	<b>1,241</b>
Project Type:	<b>Addition</b>	Zoning:	<b>BA-2/NMAOD</b>			Total GFA:	<b>73,528</b>
Notes:	<b>64 total spaces on-site include 46 spaces for 1991-2013 Mass Ave and 18 spaces for adjacent St. James Church. FAR includes existing 22,560 SF church.</b>						

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Address / Name:	<b>262 Msgr. O'Brien Highway / The Ivy Residents</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>19,078</b>	Gross Floor Area by Use (SF):	
Developer:	<b>YIHE Group</b>	All Housing Units:	<b>56</b>	Floor-Area Ratio:	<b>3.37</b>	Residential:	<b>64,222</b>
Permit Type:	<b>Large Project Review</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>56</b>	Total GFA:	<b>64,222</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-1</b>				

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Address / Name:	<b>75 New Street</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>PB286</b>	Lot Area (SF):	<b>49,256</b>	Gross Floor Area by Use (SF):	
Developer:	<b>AbodeZ Acorn LLC</b>	All Housing Units:	<b>93</b>	Floor-Area Ratio:	<b>1.95</b>	Residential:	<b>96,049</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>94</b>	Total GFA:	<b>96,049</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1</b>				

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**Project Stage: Permit Granted or As of Right**

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Address / Name:	<b>North Point Remaining Master Plan</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB179</b>	Lot Area (SF):	<b>3,256,310</b>	Gross Floor Area by Use (SF):	
Developer:	<b>HYM Investments/Pan Am</b>	All Housing Units:	<b>1796</b>	Floor-Area Ratio:		Office/R&D:	<b>1,795,215</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>See note</b>	Residential:	<b>1,872,409</b>
Project Type:	<b>Change of Use</b>	Zoning:	<b>NP/PUD-6/PUD-4A</b>			Retail:	<b>66,743</b>
Notes:	<b>Affordable housing contribution, parking spaces, and total project FAR to be determined.</b>					Total GFA:	<b>3,734,367</b>

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Address / Name:	<b>15-33 Richdale Avenue</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Neighborhood 9</b>	Special Permit:	<b>PB284</b>	Lot Area (SF):	<b>42,043</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Hathaway Lofts LLC</b>	All Housing Units:	<b>46</b>	Floor-Area Ratio:	<b>1.58</b>	Residential:	<b>65,384</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>5</b>	Parking Spaces:	<b>46</b>	Total GFA:	<b>65,384</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>C-1A</b>				

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Address / Name:	<b>240 Sidney Street</b>					Bldg. Permit:	<b>N/A</b>
Neighborhood:	<b>Cambridgeport</b>	Special Permit:	<b>PB278</b>	Lot Area (SF):	<b>54,130</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Dinosaur Capital</b>	All Housing Units:	<b>96</b>	Floor-Area Ratio:	<b>1.78</b>	Residential:	<b>96,431</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>11</b>	Parking Spaces:	<b>106</b>	Total GFA:	<b>96,431</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>SD-8A</b>				

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**Project Stage: Permit Granted or As of Right**

Address / Name:	<b>40 Thorndike Street / Courthouse Redevelopment</b>				Bldg. Permit:	<b>N/A</b>	
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB298</b>	Lot Area (SF):	<b>59,788</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Leggat McCall</b>	All Housing Units:	<b>24</b>	Floor-Area Ratio:	<b>7.97</b>	Office/R&D:	<b>452,237</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>TBD</b>	Parking Spaces:	<b>512</b>	Residential:	<b>24,066</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>BB</b>			Total GFA:	<b>476,303</b>
Notes:	<b>92 on-site spaces, 420 existing off-site spaces.</b>						
Subtotals:	All Units: <b>3,309</b>	Parking Spaces: <b>2,767</b>	Hotel Rooms: <b>150</b>			Gross Floor Area by Use (SF):	
						Hotel:	<b>82,000</b>
						Office/R&D:	<b>2,871,812</b>
						Parking Garage:	<b>141,745</b>
						Residential:	<b>3,640,154</b>
						Retail:	<b>88,737</b>
						Theater:	<b>75,000</b>
						Utilities:	<b>461</b>
						Total GFA:	<b>6,899,909</b>

**Project Stage: Building Permit Granted**

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Address / Name: **75 Ames Street / Broad Institute Expansion/ Cambridge Center** Bldg. Permit: **1111176-001974**

Neighborhood: **MIT / Area 2** Special Permit: **PB257** Lot Area (SF): **66,599** Gross Floor Area by Use (SF):

Developer: **Boston Properties** All Housing Units: **None** Floor-Area Ratio: **3.76** Office/R&D: **246,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **See note** Restaurant: **4,000**

Project Type: **New Construction** Zoning: **MXD** Total GFA: **250,000**

Notes: **Parking to be accomodated in existing Cambridge Center garages.**

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Address / Name: **50 Binney Street / Binney St. Alexandria Master Plan** Bldg. Permit: **BLDC-018436-2014**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **63,844** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **7.59** Office/R&D: **479,568**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **432** Retail: **5,000**

Project Type: **New Construction** Zoning: **IA-1/PUD-3A** Total GFA: **484,568**

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Address / Name: **75-125 Binney Street / Binney St. Alexandria Master Plan** Bldg. Permit: **1112169-012177**

Neighborhood: **East Cambridge** Special Permit: **PB243** Lot Area (SF): **104,185** Gross Floor Area by Use (SF):

Developer: **Alexandria Real Estate** All Housing Units: **None** Floor-Area Ratio: **3.37** Office/R&D: **339,692**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **313** Retail: **8,000**

Project Type: **New Construction** Zoning: **IA-1/PUD-3A** Total GFA: **347,692**

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**Project Stage: Building Permit Granted**

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Address / Name: **160-180 Cambridgepark Drive** Bldg. Permit:**BLDM-000826-2013**

Neighborhood: **North Cambridge** Special Permit: **PB270** Lot Area (SF): **183,604** Gross Floor Area by Use (SF):

Developer: **BRE/CPD** All Housing Units: **398** Floor-Area Ratio: **2.40** Residential: **445,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **46** Parking Spaces: **398** Total GFA: **445,000**

Project Type: **New Construction** Zoning: **O-2A/AOD-6**

Notes: **Garage also includes 150 spaces shared with adjacent office buildings.**

---

Address / Name: **165 Cambridgepark Drive** Bldg. Permit:**BLDM-009426-2013**

Neighborhood: **North Cambridge** Special Permit: **PB275** Lot Area (SF): **119,274** Gross Floor Area by Use (SF):

Developer: **Hines Interests Limited** All Housing Units: **244** Floor-Area Ratio: **2.35** Residential: **280,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **28** Parking Spaces: **230** Total GFA: **280,000**

Project Type: **New Construction** Zoning: **O-2A/AOD-6**

---

Address / Name: **20 Child Street / North Point Master Plan Bldg "N"/2020** Bldg. Permit:**BLDC-003384-2013**

Neighborhood: **East Cambridge** Special Permit: **PB179** Lot Area (SF): Gross Floor Area by Use (SF):

Developer: **HYM Investments** All Housing Units: **355** Floor-Area Ratio: Residential: **379,743**

Permit Type: **Planning Board Special Permit** Affordable Units: **41** Parking Spaces: **355** Retail: **8,257**

Project Type: **New Construction** Zoning: **NP/PUD-6** Total GFA: **388,000**

Notes: **Lot area and FAR to be determined.**

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**Project Stage: Building Permit Granted**

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Address / Name: **603 Concord Avenue** Bldg. Permit: **BLDC-005490-2013**

Neighborhood: **Cambridge Highlands** Special Permit: **PB269** Lot Area (SF): **29,034** Gross Floor Area by Use (SF):

Developer: **AbodeZ Acorn LLC** All Housing Units: **61** Floor-Area Ratio: **2.21** Residential: **57,005**

Permit Type: **Planning Board Special Permit** Affordable Units: **7** Parking Spaces: **77** Retail: **7,184**

Project Type: **New Construction** Zoning: **BA/AOD-5** Total GFA: **64,189**

Notes: **61 residential and 16 retail spaces**

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Address / Name: **1 Education Street / EF Offices** Bldg. Permit: **BLDC-014347-2014**

Neighborhood: **East Cambridge** Special Permit: **PB262** Lot Area (SF): **138,000** Gross Floor Area by Use (SF):

Developer: **EFEKTA Inc.** All Housing Units: **None** Floor-Area Ratio: **2.14** Office/R&D: **295,000**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **126** Total GFA: **295,000**

Project Type: **New Construction** Zoning: **NP/PUD-6**

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Address / Name: **159 First Street** Bldg. Permit: **BLDM-002316-2013**

Neighborhood: **East Cambridge** Special Permit: **PB231** Lot Area (SF): **29,999** Gross Floor Area by Use (SF):

Developer: **Urban Spaces** All Housing Units: **115** Floor-Area Ratio: **4.20** Residential: **122,200**

Permit Type: **Planning Board Special Permit** Affordable Units: **13** Parking Spaces: **79** Retail: **3,800**

Project Type: **New Construction** Zoning: **IA-1/BA/PUD-4B** Total GFA: **126,000**

Notes: **64 spaces located on-site and 15 spaces located off-site.**

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**Project Stage: Building Permit Granted**

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Address / Name: **10 Glassworks Avenue / Maple Leaf Building** Bldg. Permit: **1112137-020645**

Neighborhood: **East Cambridge** Special Permit: **PB175** Lot Area (SF): **247,431** Gross Floor Area by Use (SF):

Developer: **Archstone Development** All Housing Units: **104** Floor-Area Ratio: **3.77** Residential: **63,210**

Permit Type: **Planning Board Special Permit** Affordable Units: **12** Parking Spaces: **See note** Total GFA: **63,210**

Project Type: **Alteration/Change of Use** Zoning: **NP/PUD-6**

Notes: **Parking located in existing Avalon Bay / Archstone Phase I garage.**

---

Address / Name: **168 Hampshire Street / KFC Redevelopment** Bldg. Permit: **213013-027680**

Neighborhood: **Area IV** Special Permit: **N/A** Lot Area (SF): **10,100** Gross Floor Area by Use (SF):

Developer: **Agnosis Developmnet LLC** All Housing Units: **11** Floor-Area Ratio: **2.33** Residential: **23,543**

Permit Type: **As of Right** Affordable Units: **1** Parking Spaces: **11** Total GFA: **23,543**

Project Type: **New Construction** Zoning: **BA**

---

Address / Name: **450 Kendall Street / Cambridge Research Park** Bldg. Permit: **BLDC-008322-2013**

Neighborhood: **East Cambridge** Special Permit: **PB141** Lot Area (SF): **14,463** Gross Floor Area by Use (SF):

Developer: **Biomed Realty Trust** All Housing Units: **None** Floor-Area Ratio: **3.66** Office/R&D: **46,809**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **See note** Retail: **6,191**

Project Type: **New Construction** Zoning: **O-3/PUD-3** Total GFA: **53,000**

Notes: **Parking is provided in Cambridge Research Park pooled facility.**

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**Project Stage: Building Permit Granted**

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Address / Name: **610 Main Street / MITIMCO Phase 2/North Building** Bldg. Permit: **BLDC-015112-2014**

Neighborhood: **Area IV** Special Permit: **PB238** Lot Area (SF): **210,215** Gross Floor Area by Use (SF):

Developer: **MIT** All Housing Units: **None** Floor-Area Ratio: **2.75** Office/R&D: **238,264**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **270** Total GFA: **238,264**

Project Type: **New Construction** Zoning: **IB**

Notes: **FAR includes Phase I building. 650 Parking spaces in underground garage. 380 spaces allocated to Phase I and 700 Main St.**

---

Address / Name: **1801 Massachusetts Avenue / Art Institute of Boston** Bldg. Permit: **BLDC-011478-2014**

Neighborhood: **Agassiz** Special Permit: **PB253** Lot Area (SF): **28,063** Gross Floor Area by Use (SF):

Developer: **Lesley University** All Housing Units: **None** Floor-Area Ratio: **2.65** Educational: **74,500**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **See note** Total GFA: **74,500**

Project Type: **Addition/Alteration** Zoning: **BA-2/NMAOD**

Notes: **Parking allocated from Lesley University pool.**

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Address / Name: **181 Massachusetts Avenue / Novartis** Bldg. Permit: **612325-027729**

Neighborhood: **Area IV** Special Permit: **PB265** Lot Area (SF): **163,618** Gross Floor Area by Use (SF):

Developer: **Novartis** All Housing Units: **None** Floor-Area Ratio: **3.50** Office/R&D: **572,663**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **458** Total GFA: **572,663**

Project Type: **New Construction** Zoning: **SD-15**

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**Project Stage: Building Permit Granted**

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Address / Name: **1924 Massachusetts Avenue / Kaya Hotel** Bldg. Permit: **BLDC-010552-2013**

Neighborhood: **North Cambridge** Special Permit: **PB237** Lot Area (SF): **14,880** Gross Floor Area by Use (SF):

Developer: **Kaya-Ka** All Housing Units: **None** Floor-Area Ratio: **1.60** Hotel: **24,162**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **40** Total GFA: **24,162**

Project Type: **New Construction** Zoning: **BC/B/NMAOD** Hotel Rooms: **65**

Notes: **Includes restaurant, component GFA unknown. Parking for hotel and restaurant.**

---

Address / Name: **300 Massachusetts Avenue / University Park Millenium Bldg.** Bldg. Permit: **BLDC-010858-2014**

Neighborhood: **Cambridgeport** Special Permit: **PB283** Lot Area (SF): **50,634** Gross Floor Area by Use (SF):

Developer: **Forest City** All Housing Units: **None** Floor-Area Ratio: **4.30** Office/R&D: **203,501**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **227** Retail: **15,000**

Project Type: **New Construction** Zoning: **CRDD** Total GFA: **218,501**

Notes: **Parking willl be provided by using existing University Park garage at 55 Franklin St.**

---

Address / Name: **219 Monsignor O'Brien Highway** Bldg. Permit: **BLDC-008152-2013**

Neighborhood: **East Cambridge** Special Permit: **N/A** Lot Area (SF): **12,478** Gross Floor Area by Use (SF):

Developer: **Pro Con Inc** All Housing Units: **None** Floor-Area Ratio: **4.04** Hotel: **50,368**

Permit Type: **Large Project Review** Affordable Units: **None** Parking Spaces: **55** Total GFA: **50,368**

Project Type: **New Construction** Zoning: **SD-1** Hotel Rooms: **123**

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**Project Stage: Building Permit Granted**

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Address / Name: **114 Mt. Auburn Street / Conductor's Building** Bldg. Permit: **BLDC-012909-2014**

Neighborhood: **Neighborhood 10** Special Permit: **PB235** Lot Area (SF): **20,800** Gross Floor Area by Use (SF):

Developer: **Carpenter Company** All Housing Units: **None** Floor-Area Ratio: **4.00** Office/R&D: **83,200**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **See note** Total GFA: **83,200**

Project Type: **New Construction** Zoning: **BB/HSOD**

Notes: **Includes retail component with size TBD. Parking reduced to zero because of commercial parking available in Charles Hotel garage.**

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Address / Name: **100 Putnam Avenue / MLK, Jr. School** Bldg. Permit: **BLDC-012909-2014**

Neighborhood: **Riverside** Special Permit: **PB277** Lot Area (SF): **147,534** Gross Floor Area by Use (SF):

Developer: **City of Cambridge** All Housing Units: **None** Floor-Area Ratio: **1.15** Government: **169,221**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **75** Total GFA: **169,221**

Project Type: **New Construction** Zoning: **C-1**

Notes: **34 spaces by zoning but 75 spaces available using tandem parking.**

---

Address / Name: **7-11 Temple Street / YWCA** Bldg. Permit: **BLDM-008282-2013**

Neighborhood: **Mid-Cambridge** Special Permit: **N/A** Lot Area (SF): **36,990** Gross Floor Area by Use (SF):

Developer: **Cambridge Affordable Hsg. Corp** All Housing Units: **40** Floor-Area Ratio: **2.59** Residential: **96,161**

Permit Type: **Comprehensive Permit** Affordable Units: **40** Parking Spaces: **33** Total GFA: **96,161**

Project Type: **New Construction** Zoning: **BB/O-3/CSOD**

Notes: **Parking spaces serve a total of 66 units on-site; 42 new units and 24 existing units.**

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**Project Stage: Building Permit Granted**

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Address / Name:	<b>270 Third Street / Binney St. Alexandria Master Plan</b>					Bldg. Permit:	<b>BLDM-020260-2014</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB243</b>	Lot Area (SF):	<b>17,435</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Alexandria Real Estate</b>	All Housing Units:	<b>91</b>	Floor-Area Ratio:	<b>4.47</b>	Residential:	<b>68,000</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>27</b>	Parking Spaces:	<b>91</b>	Retail:	<b>10,000</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IA-1/PUD-4B</b>			Total GFA:	<b>78,000</b>

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Address / Name:	<b>22 Water Street</b>					Bldg. Permit:	<b>BLDC-002865-2013</b>
Neighborhood:	<b>East Cambridge</b>	Special Permit:	<b>PB247</b>	Lot Area (SF):	<b>104,673</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Catamount Holdings LLC</b>	All Housing Units:	<b>392</b>	Floor-Area Ratio:	<b>4.62</b>	Residential:	<b>408,225</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>45</b>	Parking Spaces:	<b>351</b>	Total GFA:	<b>408,225</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>NP/PUD-6</b>				

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Address / Name:	<b>18 White Street</b>					Bldg. Permit:	<b>BLDM-007372-2013</b>
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>5,080</b>	Gross Floor Area by Use (SF):	
Developer:	<b>Ben Rogan</b>	All Housing Units:	<b>8</b>	Floor-Area Ratio:	<b>1.96</b>	Residential:	<b>9,979</b>
Permit Type:	<b>As of Right</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>8</b>	Total GFA:	<b>9,979</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>BC</b>				

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**Project Stage: Building Permit Granted**

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Subtotals: All Units: **1,819** Parking Spaces: **3,629** Hotel Rooms: **188**

Gross Floor Area by Use (SF):

Educational:	<b>74,500</b>
Government:	<b>169,221</b>
Hotel:	<b>74,530</b>
Office/R&D:	<b>2,504,697</b>
Residential:	<b>1,953,066</b>
Restaurant:	<b>4,000</b>
Retail:	<b>63,432</b>
Total GFA:	<b>4,843,446</b>

**Project Stage: Complete**

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Address / Name: **223 Concord Turnpike / Vox on 2 Phase 2** Bldg. Permit: **1111207-016780**

Neighborhood: **North Cambridge** Special Permit: **PB227** Lot Area (SF): **173,909**

Developer: **CPC-T, LP** All Housing Units: **152** Floor-Area Ratio: **1.46**

Permit Type: **Planning Board Special Permit** Affordable Units: **17** Parking Spaces: **See note**

Project Type: **New Construction** Zoning: **SD-4A**

Notes: **FAR includes Phase I. Parking allocated from Phase I.**

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Address / Name: **80-90 Fawcett Street / Fawcett Street Housing Phase 2** Bldg. Permit: **812200-018009**

Neighborhood: **Cambridge Highlands** Special Permit: **PB255** Lot Area (SF): **197,173**

Developer: **CCF/O'Connor** All Housing Units: **339** Floor-Area Ratio: **2.37**

Permit Type: **Planning Board Special Permit** Affordable Units: **39** Parking Spaces: **See note**

Project Type: **New Construction** Zoning: **O-1/AOD-4**

Notes: **Parking allocated from 80 Fawcett Street Phase I.**

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Address / Name: **355 Fresh Pond Parkway** Bldg. Permit: **BLDC-001755-2013**

Neighborhood: **Neighborhood 10** Special Permit: **PB234** Lot Area (SF): **41,854**

Developer: **Roberta Sidney** All Housing Units: **None** Floor-Area Ratio: **0.41**

Permit Type: **Planning Board Special Permit** Affordable Units: **None** Parking Spaces: **45**

Project Type: **New Construction** Zoning: **BA/Res B/Parkway Overlay**

Notes: **FAR based on approved plan including a second floor yet to be built.**

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**Project Stage: Complete**

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Address / Name:	<b>610 Main Street / MITIMCO Phase 1/South Building - Pfizer</b>	Bldg. Permit:	<b>112013-026869</b>		
Neighborhood:	<b>Area IV</b>	Special Permit:	<b>PB238</b>	Lot Area (SF):	<b>210,215</b>
Developer:	<b>MIT</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.75</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>380</b>
Project Type:	<b>New Construction</b>	Zoning:	<b>IB</b>		
Notes:	<b>FAR includes Phase I building. 650 Parking spaces in underground garage. 380 spaces shared with 700 Main St. 270 spaces allocated to Phase II.</b>				

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Address / Name:	<b>40 Norris Street / North Cambridge Catholic HS Site</b>	Bldg. Permit:	<b>1112152-037888</b>		
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB252</b>	Lot Area (SF):	<b>25,700</b>
Developer:	<b>Lacourt Family LLC</b>	All Housing Units:	<b>25</b>	Floor-Area Ratio:	<b>1.80</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>4</b>	Parking Spaces:	<b>27</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>B</b>		

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Address / Name:	<b>32 Quincy Street / Harvard Fogg Museum Addition</b>	Bldg. Permit:	<b>1210153-038829</b>		
Neighborhood:	<b>Mid-Cambridge</b>	Special Permit:	<b>N/A</b>	Lot Area (SF):	<b>184,924</b>
Developer:	<b>Harvard College</b>	All Housing Units:	<b>None</b>	Floor-Area Ratio:	<b>2.08</b>
Permit Type:	<b>Board of Zoning Appeals</b>	Affordable Units:	<b>None</b>	Parking Spaces:	<b>See note</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>C-3</b>		
Notes:	<b>FAR based on entire parcel and includes several existing buildings. Parking allocate from Harvard University pool.</b>				

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**Project Stage: Complete**

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Address / Name:	<b>124 Rindge Avenue / St. John's Resident Phase 2</b>	Bldg. Permit:	<b>1212050-039665</b>		
Neighborhood:	<b>North Cambridge</b>	Special Permit:	<b>PB203</b>	Lot Area (SF):	<b>100,068</b>
Developer:	<b>120 Realty Trust</b>	All Housing Units:	<b>16</b>	Floor-Area Ratio:	<b>0.76</b>
Permit Type:	<b>Planning Board Special Permit</b>	Affordable Units:	<b>2</b>	Parking Spaces:	<b>See note</b>
Project Type:	<b>Addition/Alteration</b>	Zoning:	<b>B</b>		
Notes:	<b>FAR based on Phases 1A, 1B, and 2. Parking included in Phase 1A.</b>				

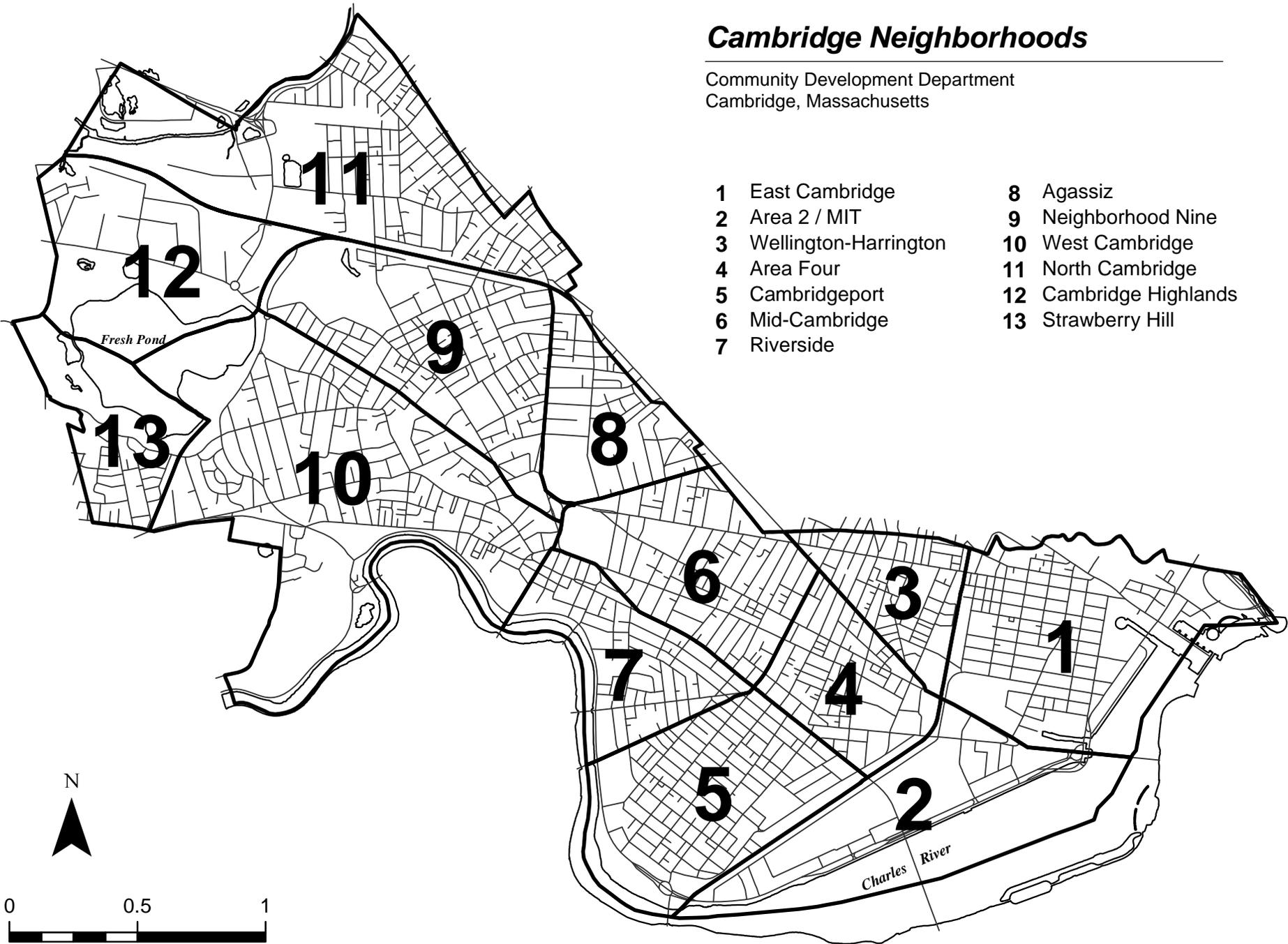
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Subtotals: All Units: **532**      Parking Spaces: **452**

# Cambridge Neighborhoods

Community Development Department  
Cambridge, Massachusetts

- |   |                       |    |                     |
|---|-----------------------|----|---------------------|
| 1 | East Cambridge        | 8  | Agassiz             |
| 2 | Area 2 / MIT          | 9  | Neighborhood Nine   |
| 3 | Wellington-Harrington | 10 | West Cambridge      |
| 4 | Area Four             | 11 | North Cambridge     |
| 5 | Cambridgeport         | 12 | Cambridge Highlands |
| 6 | Mid-Cambridge         | 13 | Strawberry Hill     |
| 7 | Riverside             |    |                     |



## Development Log - Projects by Neighborhood

Neighborhood 1 - East Cambridge	Primary Use	Developer	Project Stage
100 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
50 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
75-125 Binney Street / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Bldg. Permit Granted
20 Charles Street	Residential	Jones Lang LaSalle	Permit Granted/AOR
20 Child Street / North Point Master Plan Bldg "N"/2020	Residential	HYM Investments	Bldg. Permit Granted
1-25 East Street / Avalon Bay Housing Phase II	Residential	C.E. Smith/Archstone Dev	Permit Granted/AOR
1 Education Street / EF Offices	Office/R&D	EFEKTA Inc.	Bldg. Permit Granted
159 First Street	Residential	Urban Spaces	Bldg. Permit Granted
161 First Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Permit Granted/AOR
10 Glassworks Avenue / Maple Leaf Building	Residential	Archstone Development	Bldg. Permit Granted
450 Kendall Street / Cambridge Research Park	Office/R&D	Biomed Realty Trust	Bldg. Permit Granted
585 Kendall Street / Constellation Theatre/Cambridge Research Park	Theater	Constellation	Permit Granted/AOR
41 Linskey Way / Binney St. Alexandria Master Plan	Office/R&D	Alexandria Real Estate	Permit Granted/AOR
219 Monsignor O'Brien Highway	Hotel	Pro Con Inc	Bldg. Permit Granted
262 Msgr. O'Brien Highway / The Ivy Residents	Residential	YIHE Group	Permit Granted/AOR
North Point Remaining Master Plan	Mixed Use	HYM Investments/Pan Am	Permit Granted/AOR
270 Third Street / Binney St. Alexandria Master Plan	Residential	Alexandria Real Estate	Bldg. Permit Granted

<b>Neighborhood 1 - East Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
40 Thorndike Street / Courthouse Redevelopment	Office/R&D	Leggat McCall	Permit Granted/AOR
22 Water Street	Residential	Catamount Holdings LLC	Bldg. Permit Granted
<b>Neighborhood 2 - MIT / Area 2</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
75 Ames Street / Broad Institute Expansion/ Cambridge Center	Office/R&D	Boston Properties	Bldg. Permit Granted
88 Ames Street / Cambridge Center	Residential	Boston Properties	Permitting
<b>Neighborhood 4 - Area IV</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
10 Essex Street	Residential	3 MJ Associates LLC	Permit Granted/AOR
168 Hampshire Street / KFC Redevelopment	Residential	Agnosis Developmnet LLC	Bldg. Permit Granted
34-36 Hampshire Street	Residential	CJ Griffen Enterprises	Permit Granted/AOR
131 Harvard Street	Residential	Capstone Communities/Sean Hope RE	Permit Granted/AOR
610 Main Street / MITIMCO Phase 1/South Building - Pfizer	Office/R&D	MIT	Complete
610 Main Street / MITIMCO Phase 2/North Building	Office/R&D	MIT	Bldg. Permit Granted
181 Massachusetts Avenue / Novartis	Office/R&D	Novartis	Bldg. Permit Granted
<b>Neighborhood 5 - Cambridgeport</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
300 Massachusetts Avenue / University Park Millenium Bldg.	Office/R&D	Forest City	Bldg. Permit Granted
240 Sidney Street	Residential	Dinosaur Capital	Permit Granted/AOR
<b>Neighborhood 6 - Mid-Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
32 Quincy Street / Harvard Fogg Museum Addition	Museum	Harvard College	Complete

<b>Neighborhood 6 - Mid-Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
7-11 Temple Street / YWCA	Residential	Cambridge Affordable Hsg. Corp	Bldg. Permit Granted
<b>Neighborhood 7 - Riverside</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
100 Putnam Avenue / MLK, Jr. School	Government	City of Cambridge	Bldg. Permit Granted
<b>Neighborhood 8 - Agassiz</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1801 Massachusetts Avenue / Art Institute of Boston	Educational	Lesley University	Bldg. Permit Granted
<b>Neighborhood 9 - Neighborhood 9</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
1868 Massachusetts Avenue / Gourmet Express Redevelopment	Residential	Peter Wasserman	Permit Granted/AOR
75 New Street	Residential	AbodeZ Acorn LLC	Permit Granted/AOR
15-33 Richdale Avenue	Residential	Hathaway Lofts LLC	Permit Granted/AOR
<b>Neighborhood 10 - Neighborhood 10</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
355 Fresh Pond Parkway	Retail	Roberta Sidney	Complete
79 JFK Street / Harvard JFK School Expansion	Educational	Harvard University	Permitting
114 Mt. Auburn Street / Conductor's Building	Office/R&D	Carpenter Company	Bldg. Permit Granted
<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
130 Cambridgepark Drive	Residential	The Hanover Company	Permit Granted/AOR
160-180 Cambridgepark Drive	Residential	BRE/CPD	Bldg. Permit Granted
165 Cambridgepark Drive	Residential	Hines Interests Limited	Bldg. Permit Granted
88 Cambridgepark Drive	Residential	McKinnon Company	Permit Granted/AOR
223 Concord Turnpike / Vox on 2 Phase 2	Residential	CPC-T, LP	Complete

<b>Neighborhood 11 - North Cambridge</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
33 Cottage Park Avenue	Residential	Tyler Court Limited Partnership	Permit Granted/AOR
400 Discovery Park / Discovery Park Master Plan	Office/R&D	Bulfinch Company	Permit Granted/AOR
500 Discovery Park / Discovery Park Master Plan	Office/R&D	Bulfinch Company	Permit Granted/AOR
600 Discovery Park / Discovery Park Master Plan	Hotel	Bulfinch Company	Permit Granted/AOR
Discovery Park Garage B	Parking Garage	Bulfinch Company	Permit Granted/AOR
1924 Massachusetts Avenue / Kaya Hotel	Hotel	Kaya-Ka	Bldg. Permit Granted
1971 Massachusetts Avenue / Miso Block Redevelopment	Residential	Urban Spaces	Permit Granted/AOR
1991-2013 Massachusetts Avenue / St. James Development	Residential	Oaktree Development	Permit Granted/AOR
40 Norris Street / North Cambridge Catholic HS Site	Residential	Lacourt Family LLC	Complete
124 Rindge Avenue / St. John's Resident Phase 2	Residential	120 Realty Trust	Complete
18 White Street	Residential	Ben Rogan	Bldg. Permit Granted
<b>Neighborhood 12 - Cambridge Highlands</b>	<b>Primary Use</b>	<b>Developer</b>	<b>Project Stage</b>
603 Concord Avenue	Residential	AbodeZ Acorn LLC	Bldg. Permit Granted
80-90 Fawcett Street / Fawcett Street Housing Phase 2	Residential	CCF/O'Connor	Complete

# ***DEVELOPMENT LOG – COMPLETED PROJECTS***

## **Projects Completed in 2013**

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Bay State Road, #42-54  
Binney Street, #225 (Biogen)  
Cambridge Center, #17 (Biogen)  
Concord Turnpike, #223 (Phase 1)  
Cottage Park Avenue, #22  
Harvey Street, #119-135  
Kendall Street, #250 (Cambridge Research Park)  
Massachusetts Avenue, #622  
Pacific Street, #100  
Rindge Avenue, #120 (St. John's Resident-Phase 1)  
Second Street, #150 (Skanska)  
Walden Street, #181 (Lincoln Way Apartments)  
Western Ave, #5 (Cambridge Housing Authority)

## **Projects Completed in 2012**

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Bolton Street, #61-69  
Massachusetts Avenue, #1063-1077  
Massachusetts Avenue, #2419 (Rounder Records Site)  
Putnam Avenue, #625  
Windsor Street, #424-430 (Immaculate Conception)  
Yerxa Road, #45 (St. John's Resident Phase 1)

## **Projects Completed in 2011**

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Cambridge Street, #1066  
Charles Street, #126  
Discovery Park, #200-300, & Garage A  
Harvard Street, #259 (Jackson Garden Renovation)  
Main Street, #500 (MIT Cancer Research Center)  
Massachusetts Avenue, #1587 (Harvard Law School)  
Tremont Street, #19 (Prospect Court Phase 4)

## **Projects Completed in 2010**

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Broadway, #277  
Broadway, #449 (Main Library Expansion)  
Cpl. McTernan St., #10 (Blessed Sacrament Phase 2)  
East Kendall Street, #650 (Cambridge Research Park)  
Hamilton Street, #72  
Harvey Street, #95  
Main Street, #100 (Sloan School of Management)  
Massachusetts Avenue, #1131  
Massachusetts Avenue, #1663  
New Street, #87

## **Projects Completed in 2009**

---

Alewife Brook Parkway, #220 (Hotel Tria Expansion)  
Amherst Street, #75 (MIT Media Lab)  
Coolidge Hill, #178 (Shady Hill Arts Center & Gym)  
Harvard Street, #125-127  
Main Street, #823  
River Street, #280-290  
Third Street, #303 (Extell Housing Phase 2)  
Tremont Street, #17 (Prospect Court Phase 3)

## **Projects Completed in 2008**

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Albany Street, #235  
Brookline Street, #21  
Concord Avenue, #479  
Cpl. McTernan Street, #20 (Blessed Sacrament Phase 1)  
East Street, #1-25 (Charles E. Smith Housing Phase 1)  
First Street, #273 (Kendall Sq. Electric Plant)  
First Street, #1 (Phase 2)  
Massachusetts Avenue, #1979  
Memorial Drive, #870-888 (Harvard Affiliate Housing)  
Mt. Auburn Street, #330 (Acute Care Bldg.)  
North Point Bldgs., "S" and "T"  
Oxford Street, #24 (NW Lab Bldg.)  
Prospect Street, #239-241  
Prospect Street, #182-184-190 (Prospect Court Phase 1 & 2)  
Third Street, #303 (Extell Housing Phase 1)  
Wheeler Street, #37 (Baker Bldg.)

## **Projects Completed in 2007**

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Bay State Road, #18-24  
Binney Street, #301  
Blackstone Street, #25-45 (Switchhouse Housing)  
Columbia Street, #199-209 (Columbia Court)  
Grant/Cowpwerthwaite Streets (Harvard Housing)  
Massachusetts Avenue, #2101-2103  
Massachusetts Avenue, #2440  
Oxford Street, #15 (LISE)  
Richdale Avenue, #113 (Richdale Place)  
Russell Street, #1  
Second Street, #110

## Projects Completed in 2006

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Cambridge Center, #7 (Broad Institute)  
Concord Avenue, #773  
First Street, #1 (Phase 1)  
Hampshire Street, #1 (Draper Labs)  
Massachusetts Avenue, #250  
Massachusetts Avenue, #2377-2399 (Trolley Square)  
Massachusetts Avenue, #2495  
Rindge Avenue, #310 (Brickworks Housing)  
Rindge Avenue, #390 (Alewife Brook Condos II)  
Third Street, #350 (The Residences at Kendall Sq.)

## Projects Completed in 2005

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Aberdeen Avenue, #60  
Acorn Park, #10 (Discovery Park)  
Cambridge Center, #12R (Biogen)  
Cambridge Street, #1730 & #1737 (Harvard CGIS)  
Charles Street, #320 (Whitehead Institute)  
Decatur Street, #10  
Landsdowne Street, #100 & Sidney Street, #23 (University Park)  
Oxford Street, #52 (Parking Garage)  
Prospect Street, #146-152 (Scouting Way)  
Vassar Street, #43 (MIT Brain & Cognitive Center)

## Projects Completed in 2004

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Arrow Street, #0 (Theater)  
Bishop Allen Drive, #47 (Parking Garage)  
Concord Avenue #650 (Neville Manor)  
Franklin Street, #369 (Oaktree Housing)  
Massachusetts Avenue, #254 (Novartis)  
Sixth Street, #157  
Vassar Street, #10 (MIT Stata Center)  
West Kendall Street, #675 (Vertex)

## Projects Completed in 2003

---

Bent Street, #300 (Lohnes)  
Columbia Street, #55-59 (CAST Housing)  
Kendall Street, #500 (Genzyme Building)  
Land Boulevard, #25 (Hotel Marlowe)  
Memorial Drive, #778-784 (Polaroid-Offices)  
Pleasant Street, #157-173 (Polaroid-Housing)  
Rindge Avenue, #265  
Technology Square, #100

## Projects Completed in 2002

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Albany Street, #224 (MIT Dorm)  
Bigelow Street, #8  
Boardman Street (Squirrel Properties)  
Cambridge Park Drive, #200 (Genetics Institute)  
Cambridge Park Drive, #30  
Cambridge Street, #803-815  
Cambridge Street, #1167 (JAS Housing/Nobrega's)  
Landsdowne Street, #35 (Millennium Pharmaceuticals)  
Landsdowne Street, #40 & #80 (University Park)  
Main Street, #350 (Firehouse Hotel)  
Massachusetts Avenue, #2443  
Msgr. O'Brien Highway, 187-199 (Hotel)  
Osborn Street, #28 (TKT, Inc.)  
Pacific Street, #70 (MIT Dorm)  
Sidney Street, #88 & #91 (University Park)  
Technology Square, #300 - #600 - #700 - #800  
Third Street, #286 (Beal Company)  
Vassar Street, #100  
Vassar Street #229 (MIT Dorm/Simmons Hall)

## Projects Completed in 2001

---

Broadway, #330, #332, #334  
Cambridge Center, #15  
Central Square, #1-9 (Carl Baron Plaza)  
Concord Avenue, #650 (Neville Assisted Living)  
Erie Street, #98-100  
Fresh Pond Parkway, #250 (Water Treatment Plant)  
Harvey Street, #181  
Kendall Square, #1 (Amgen)  
Landsdowne Street, #65 (University Park)  
Massachusetts Avenue, #580  
Mt. Auburn Street, #125 (Post Office)  
Putnam Avenue, #396-398  
Rindge Avenue, #70 (Fitzgerald School)  
River Street, #241  
River Street, #320-366 (Bread & Circus)  
Sidney Street, #180 (Vertex)  
Third Street, #101